

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

208/64 Sahi Crescent Roxburgh Park VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 13/26 McKinley Drive Roxburgh Park VIC 3064 | \$373,000 | 22-Feb-20 |
| 206/64 Sahi Crescent Roxburgh Park VIC 3064 | \$348,000 | 07-Oct-19 |
| 103/64 Sahi Crescent Roxburgh Park VIC 3064 | \$330,000 | 12-Mar-20 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 April 2021



13/26 McKinley Drive Roxburgh Park VIC 3064

2 2 2

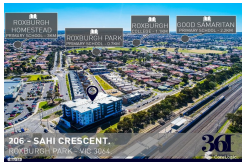
Sold Price

\$373,000

Sold Date **22-Feb-20**

Distance

0.4km



206/64 Sahi Crescent Roxburgh Park VIC 3064

2 1 1

Sold Price

\$348,000

Sold Date **07-Oct-19**

Distance

-



103/64 Sahi Crescent Roxburgh Park VIC 3064

2 1 -

Sold Price

\$330,000

Sold Date **12-Mar-20**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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